



**CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION**

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSIONERS

Joseph H. Mueller, Chair	Susan Koepp-Baker, Commissioner
John Moniz, Vice Chair	John Liegl, Commissioner
Robert E. Escobar, Commissioner	Wayne Tanda, Commissioner

PLANNING COMMISSION MEETING

JULY 27, 2010

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

**DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH
GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT**

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OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

ORDERS OF THE DAY

MINUTES: July 13, 2010

CONTINUED PUBLIC HEARINGS:

- 1) **30 Minutes** **GENERAL PLAN AMENDMENT, GPA 09-02/ZONING AMENDMENT, ZA-09-05: CITY OF MH-HIGH-DENSITY SINGLE FAMILY GENERAL PLAN DESIGNATION AND ZONING DISTRICT:** A request to amend the General Plan Public Health and Safety element to add a goal and policy regarding outdoor air quality, and an amendment to the Land Use element and Title 18 of the Morgan Hill Municipal Code to create a Single Family High (5-11 Du/Ac) land use designation, a High-Density Single-Family (R-1 4,000) zoning district and amendments to Chapter 17.34 Standards for Residential and Private Streets, Chapter 18.04 Definitions, Chapter 18.50 Parking and Paving Standards, Chapter 18.55 Secondary Dwelling Units, and Chapter 18.57 Exceptions of the Morgan Hill Municipal Code.

Recommendation: Re-open the Public Hearing/Adopt Resolution recommending approval of General Plan & Zoning Text Amendment.

GENERAL PLAN AMENDMENT, GPA-09-04/ ZONING AMENDMENT, ZAA 04-21/SUBDIVISION AMENDMENT SDA 09-05: E. DUNNE AVE-JASPER PARK: A request to amend the General Plan land use designation, precise development plan and amend a subdivision approval on an 8 acre area located on the south side of East Dunne Ave., 100 ft. west of the San Benancio Way intersection. The requested land use change is from Multi- Family Low to Single Family High, the requested amendment to zoning and subdivision is to allow for single family detached homes and minor modifications to the previously approved subdivision. (APN 817-11-038 & 817-11-017)

Recommendation: Re-open the Public Hearing/Adopt Resolution recommending approval of General Plan Amendment.

Table Zoning Amendment and Subdivision Amendment.

GENERAL PLAN AMENDMENT, GPA-09-05: DEL MONTE-BLACKWELL: A request to amend the General Plan land use designation on a 9.4 acre area located on the west side of Del Monte Ave., 130 ft. north of the intersection of Christine Lynn Dr. The request is to change the designation from Single-Family Medium to Single Family High. (APN 726-20-074, 764-20-075, 764-21-027, 764-21-026)

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Recommendation: Re-open the Public Hearing/Adopt Resolution recommending approval of General Plan Amendment.

GENERAL PLAN AMENDMENT, GPA-10-01: WALNUT GROVE-UCP: A request to amend the General Plan land use designation on a 10 acre parcel located on the northwest corner of the intersection of Walnut Grove Dr. and San Pedro Ave. The request is to change the designation from Multi-Family Low to Single Family High. (APN 817-11-074)

Recommendation: Re-open the Public Hearing/Adopt Resolution recommending approval of General Plan Amendment.

GENERAL PLAN AMENDMENT, GPA-10-02: E. CENTRAL-SHENG: A request to amend the General Plan land use designation on a 4.73 acre parcel located on the southwest corner of the intersection of East Central Ave. and Calle Mazatan. The request is to change the designation from Multi-Family Low to Single Family High. (APN 726-22-056)

Recommendation: Re-open the Public Hearing/Adopt Resolution recommending approval of General Plan Amendment.

- 2) 20 Minutes **CONDITIONAL USE PERMIT, UP-10-04/SITE REVIEW, SR-10-02: THIRD ST. – CITY OF MORGAN HILL:** A request for approval of a conditional use permit and design permit to construct a nine-space interim public parking lot at 35 East Third Street. The subject site is 0.12 acres in size and is located in the Central Business District/Ground Floor Overlay Zoning District. (APN 726-14-007)

Recommendation: Re-open Public Hearing/Adopt Resolutions recommending approval of Conditional Use Permit and Design Permit.

OTHER BUSINESS:

- 3) 15 Minutes **RESIDENTIAL DEVELOPMENT CONTROL SYSTEM (RDCE) SECOND QUARTERLY REPORT FOR 2010:** Quarterly review of the progress of residential projects that have been awarded building allocations under the City's Residential Development Control System.

Recommendation: Approve report with recommendation to forward to the City Council for approval.

PRESENTATION:

- 4) 20 Minutes **PRESENTATION BY BEYOND MEASURE A:**
Beyond Measure A (BMA) will present their Final Report on the results of their community workshops regarding the revitalization of the downtown.

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TENTATIVE AGENDA FOR THE AUGUST 10, 2010 MEETING:

- UP-10-03: Jackson Oaks-Preschool (continued from 6/22/10)

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)